

001.0

Map

0003

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,230,200 /

USE VALUE: 1,230,200 /

ASSESSed: 1,230,200 /

Total Card /

Total Parcel

1,230,200

1,230,200

1,230,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
54		MASS AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	JOHNSON R. A. REALTY CO	
Owner 2:		
Owner 3:		
Street 1:	1026 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Own Occ: Y
	Type:	

PREVIOUS OWNER

Owner 1:	KELLY THOMAS F -	
Owner 2:	-	
Street 1:	220 LANCASTER DR	
Twn/City:	TEWKSBURY	
St/Prov:	MA	Cntry:
Postal:	01876	

NARRATIVE DESCRIPTION

This parcel contains 5,893 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1700, having primarily Clapboard Exterior and 3366 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
2	Connect	50.	5
1	Betterment	43.	2.25

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5893		Sq. Ft.	Site		0	80.	0.91	1			Med. Tr	-10					429,689						429,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5893.000	800,500		429,700	1,230,200
Total Card	0.135	800,500		429,700	1,230,200
Total Parcel	0.135	800,500		429,700	1,230,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		365.48	/Parcel: 365.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	800,700	0	5,893.	429,700	1,230,400	1,230,400	Year End Roll	12/18/2019
2019	104	FV	586,700	0	5,893.	456,500	1,043,200	1,043,200	Year End Roll	1/3/2019
2018	104	FV	586,700	0	5,893.	333,000	919,700	919,700	Year End Roll	12/20/2017
2017	104	FV	550,000	0	5,893.	290,000	840,000	840,000	Year End Roll	1/3/2017
2016	104	FV	550,000	0	5,893.	247,100	797,100	797,100	Year End	1/4/2016
2015	104	FV	481,600	0	5,893.	241,700	723,300	723,300	Year End Roll	12/11/2014
2014	104	FV	481,600	0	5,893.	198,700	680,300	680,300	Year End Roll	12/16/2013
2013	104	FV	501,300	0	5,893.	189,100	690,400	690,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY THOMAS F	1320-36		5/19/2006	Change>Sale	510,000	No	No		
LARGE MAYNARD	1316-38		2/28/2006	Family	110,000	No	No		
LARGE MAYNARD	1203-88		4/12/1999	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Insp Date

11/10/17

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LAST REV

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ASR Map:

Fact Dist:

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